

Colorado Parks and Wildlife
Elliott State Wildlife Area - DePriest Union Fee Title RFP

Morgan County	62 acres	6.8 miles northwest of Snyder, located off of County Road W.7
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Action Required

Recommend support for the acquisition in fee title of the Elliott State Wildlife Area - DePriest Union property (62 acres for \$236,500).

Questions and Responses

None.



COLORADO

Parks and Wildlife

Department of Natural Resources

Capital Development Committee February 2022—Property Transaction Proposal

Department of Natural Resources

Division of Parks and Wildlife

Action Requested	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend support to the Colorado Parks and Wildlife Commission for the Division of Parks and Wildlife's proposal to purchase a fee title interest.
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General Information	
Project Name	Elliott SWA- DePriest Union Parcel - Fee Title RFP
Number of acres	62 acres
Location	6.8 miles northwest of Snyder, CO located off of County Road W.7
County	Morgan

Costs / Source of Funding			
Purchase Price	\$236,500.00	Funding Source	GOCO and Habitat Stamp revenues which are earmarked for the benefit of wildlife habitat or access to wildlife habitat, pursuant to C.R.S. 33-4-102.7
GOCO	GOCO funds are not appropriated in the Long Bill		
	Fiscal Year	FY 2020-21 GOCO Wildlife Purpose	
	Line Item	GOCO grant G20150	
	Appropriation	\$3,658,240.00	
	Remaining Unexpended Balance	\$1,974,535.92	
Habitat Stamp	Spending authority has already been approved for this project in the Long Bill		
	Fiscal Year	FY 2020-21	
	Line Item	Land and Water Acquisitions PCPKP901C	
	Appropriation	\$11,000,000	
	Remaining Unexpended Balance	\$10,997,111.2	
Annual Monitoring and Operation Costs	\$3,919 Includes spraying weeds, seeds for plots and grass conversions and fencing etc.	This cost includes an annual estimated Impact Assistance Grant payment for this property. Funding will come from the Wildlife Operations Line Item under the Division Operations Group in the Long Bill	
Development Costs	\$30,000	This cost includes an estimate to improve wetlands on the property.	
* The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.			

Summary of Proposal:

This property is surrounded on three sides by the Elliott State Wildlife Area (SWA) and contains approximately 30 acres of wetlands and 30 acres of hay. It will become part of the SWA and quail, pheasant, waterfowl, rabbits and deer are regularly seen on the property. The wetlands benefit a wide variety of waterfowl year round and the location is a stopover during periods of waterfowl migration. There are regular sightings of Greater Sandhill and Whooping Cranes. Moose and White Tail Deer occupy the property year round. It is used part of the year by Big Horn Sheep and provides a contiguous migration corridor for Elk and Mule Deer. It will be connected to the Elliott SWA and be accessible by the public for hunting, fishing and wildlife viewing.

The landowner purchased the property in 1980 and used the property for livestock grazing during the 80's. There has not been grazing recently, but CPW would consider putting a grazing lease in place.

Geothermal and Wind:

According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

1. *November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.*
2. *A map entitled "SB07-91 Renewable Resource Generation Development Areas" from "Renewable Energy Development Structure," a report of the Colorado Governor's Energy Office dated December 2009.*

Mineral Interest Ownership:

The Minerals Remoteness Letter determined, "the probability of surface or subsurface mining of metallic or nonmetallic minerals or coal on the Property is so remote as to be negligible; the probability that CMB would be removed or extracted from the property is so remote as to be negligible; the probability of extraction of oil and gas with surface disturbance on the subject property is so remote as to be negligible; the probability of the development of commercial geothermal resources on the property is so remote as to be negligible.

Water Rights:

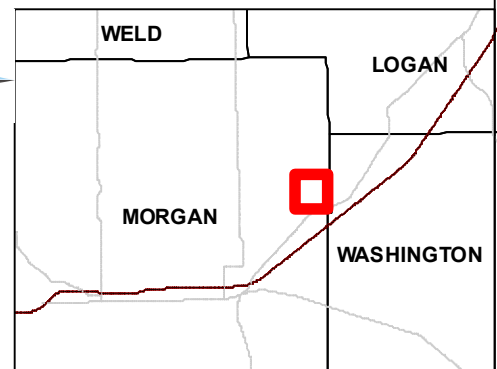
CPW will acquire the water rights associated with the property and use them to support wildlife.

Attachments:

- Maps
- Photos



Property PrivateOwnership
Elliott SWA

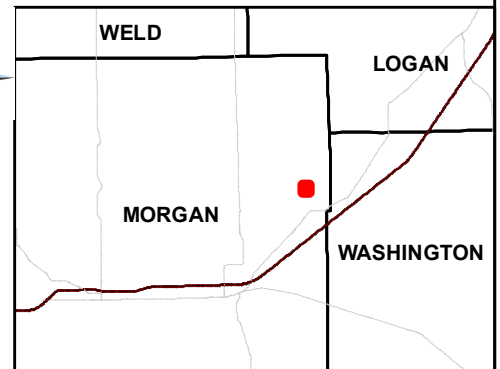




Depriest Union SWA Fee Title RFP 20-063 Morgan County

-  Property
-  PrivateOwnership
-  Elliott SWA

0 0.025 0.05 0.1
Miles





COLORADO

Parks and Wildlife

Department of Natural Resources

Depriest Union SWA

Fee Title

Project # 20-063

Morgan County

Photos taken by: Courtney Sockwell–3/29/2021



View of the west property boundary, facing south.



View of the stock pond in the east-central portion of the property, facing east.



View of the north property boundary, facing east.



COLORADO

Parks and Wildlife

Department of Natural Resources

Brush Service Center
28167 County Road T
Brush, CO 80723
P 970-842-6300

January 20, 2022

Morgan County Commissioners
218 W. Kiowa Ave.
Fort Morgan, CO 80701

RE: DePriest Fee Title Acquisition

Dear Commissioners,

I am writing to request your support for a proposal to acquire the 69 acre Glenn DePriest property in Morgan County. Colorado Parks and Wildlife (CPW) has been working with Mr. DePriest for several years on this acquisition and has recently agreed on terms.

The DePriest property is located off County Road W.7, several miles East of the town of Snyder. The parcel is surrounded on 3 sides by Elliott State Wildlife Area (SWA), and is the last private in-holding on the SWA. The property does have water rights in the Union Mutual Ditch Company of which CPW is the major share holder. It is common to see various small game species on the property such as quail, pheasant, waterfowl, and rabbits. Occasionally, deer are seen moving through as well.

CPW is respectfully asking you to support this property acquisition. Your signature at the bottom of this page will show support for this project. If you are willing, you can then return it to me at the address above or email it back to me (todd.schmidt@state.co.us) as soon as is convenient. If you have any questions, please call me at 970-768-7830. Thank you for your time and interest in this matter.

Sincerely,

Todd Schmidt
Area Wildlife Manager - Brush

We support/do not object to this proposal.

Morgan County Board of Commissioners

Date: 1-31-2022, ~~2021~~ 2022

